

## WHY THEY COME SOUTH.

Mr. Nelson Gives His Views of The Peninsula.

The following well written and intelligent letter is evidently from a new settler, but we have never had the pleasure of his acquaintance. However, his letter is sensible, and in it he gives some reasons why there is a movement from the rigorous Northern climate to the mild, even temperature of Peninsula Virginia. We invite this correspondent and all others interested in the welfare of their new home, to tell their experience here:

Toano, Va.,  
Feb. 2, 1900.

Editor Gazette:

Please allow me a space in your paper for a few lines.

In the past few years there have come to this part of the country quite a large number of Scandinavians and others from the Northwest. Many have found the climate too cold up there, causing chronic diseases; others found their farms worn out by the frequent sand storms and again others come here to find a change of living by changing a sedentary life to an active, southern farm life, and the like.

### AGREE WELL WITH VIRGINIA.

Most of the Northerners that I have seen agree well with Virginia and her resources and climate, and I for my part will say that I find the climate far better than in Minnesota. Take for instance a cold winter with 20° to 30° below zero for weeks at a time. If one is troubled with rheumatism, catarrh or bronchial affections in general he will have to suffer a great deal. If, on the contrary, the weather is mild and the ground open there is always much sickness—fevers and epidemics. Last winter we had very mild weather in Minnesota, bare ground and lots of dust, until the middle of February, then the temperature changed to extreme cold and snow. I was in a city a little larger than Williamsburg, where there were six medical doctors who had all the work they possibly could do to attend to the sick.

### TO THE SOUTH THE CRY.

"To the South" has for several years been the watchword in many regions of the North west and will be from time hence as the South will be more and more known. Formerly, we often heard the expression that the South was so intolerably hot that the "people became so naturally lazy that nobody else could work except the niggers." It is not true of this part of Virginia at least, but it is plain to see that the great Civil War devastated the country here very seriously.

### DON'T DEPEND ON FIRST SIGHT.

Many people that make this country a brief visit will by the first look find the soil barren and many farms in a deplorable condition, but let me say, as I have found it by inquiring and a little reasoning, that the soil improves by working it. Let a farm lay idle a few years in Minnesota or Dakota, or let it to reckless renters who will work it according to their own ideas of easiness, take it yourself again under your care, expecting to raise large profitable crops after the cream has been taken off it, and you will succeed in raising weeds and this ties, if nothing else.

### INVEST IN LAND, ETC.

I would not advise anyone to come here to live, who is not independent from others or nearly so. For common day laborers wages are poor, but if a man is an architect, mechanic, or an Oliver Goldsmith, who could "live on his wits," he is all

right, but the best way is to invest capital in land or manufacturing.

### CANNING FACTORY A GOOD THING.

A canning factory or two in this locality would be the right and necessary thing. For there would necessarily be sold lots of fruit here from the many fine fruit trees that otherwise are left to rot. How wouldn't the farmers appreciate such an institution? And canning factories ought to be very profitable. I think anybody will see into that.

Commission men and buyers ought to be found along the railroad stations and river here to buy the farmer's products and to be in connection with other parties in larger cities where they could ship same goods. The buyer will know how much he can pay the farmer for his products, and he needn't be afraid of taking products to market and not get them sold. If such a thing could be accomplished the country would be very much improved in a remarkably short time.

### FOUND THEM INTELLIGENT.

I have been in Williamsburg and found the people intelligent and courteous. The city has many landmarks of historic interest. Old William and Mary college has certainly battled with ignorance for ages. How many world famous men have not spent some of their happiest days at this old institution?

How it would be for people with scholastic preparations to come here, I don't know. Would like to get some light upon educational affairs and the teaching profession if possible.

Yours for progress,

GILBERT NELSON.

[Mr. Nelson or any other citizen of Virginia can send his son to William and Mary college for \$10 per month, tuition, board, fuel, washing, lights, etc., included. This splendid college fits young men for public school teachers, which ought to be an inducement to a parent seeking a home in the South.—Ed.]

### Some of Our Nice Things.

A few shares of Boulevard stock.

A nice little truck farm near our new town, Boulevard.

A fine farm on the James or York river, where the balmy breezes blow.

One of the fine little truck farms advertised in THE GAZETTE. It means wealth, health and happiness.

Fresh fish the year 'round. Fresh, luscious oysters right out of the water. Deer, wild turkey, partridges, etc. Plenty of fruit, melons, peanuts, etc., etc.

Get a hustle on you, for these things are going fast. Knitting mills, factories, etc., are going to bring up prices. Buy now, while land is cheap and you have the chance.

### A Standing Guarantee.

In order to prove their good faith the Peninsula Land & Immigration Co., make this standing guarantee: "Any person coming to Virginia seeking a location, who does not find things just as represented by them, on proof, will have his traveling expenses paid both ways, board free, and his salary paid while here." Now, let the doubting Thomases shut up or put up. This is bona fide.

### Simply an Example.

A native of this county two or three years ago pur-

chased a farm near here for \$3,000. He first sold ten acres of it at a good price; then cut 175 cords of wood from balance; later sold \$500 worth off the tract. He just sold all the remainder of the timber over a certain size at \$2,750. At the least calculation, omitting the ten acres he sold outright, he has gotten off this \$3,000 farm \$3,500. He still owns the farm, has wood coming on, and has received \$3,500! Can you beat this?

Remember, this timber is all second growth, and has grown up since the Civil War. Many dollars' worth of ties, lumber, etc., have also been taken off this place in recent years. This is vouched for by County Clerk Geddy, who gave us the name of the owner of the property referred to, but as we have not asked the use of his name refrain from printing it.

### Please Always Remember

That now is the time,  
That your chance is today.

That you can make a stake here quick.

That Williamsburg is a good place to settle in.

That an investment at Boulevard will pay better than bank stock.

That a town is going to be built at Boulevard.

That agents are wanted by the P. L. & I. Co., on the best of terms.

That a 2-cent stamp when writing to John Dahn, Providence Forge, Va., will bring a quick reply—to the point.

That manufacturing sites will be given free to anyone wanting to locate an industry at Boulevard.

That there is fine timber, fine brick clay and water power on the town site at Boulevard.

That the Peninsula Land & Immigration Co., is a chartered Company, and is composed of some of the best known and wealthiest business men in this section, whose word is their bond.

That Boulevard lies on the C. & O. Railway; has water transportation: is 27 miles from Richmond, 21 miles from Williamsburg, 5 miles from the James and 10 from the York, and that no place on earth is healthier, more beautifully located for a town, or has a better surrounding country. If you expect to come to this land of "Sunshine and Plenty," write to John Dahn, Gen'l Mgr. P. L. & I. Co., Providence Forge, Va.

### Who They Are.

A number of our readers away from here want to know who the gentlemen are that compose the Peninsula Land & Immigration Co. They are:

Mr. L. F. Barnes, Boulevard, Va., President. He is one of the best known and wealthiest men on the Peninsula, whose word is as good as his bond any day.

Mr. E. W. Warburton, vice-President, Williamsburg, Va., is the largest individual wood dealer in Virginia, and enjoys great popularity throughout this section. He is a young man, and a hustler.

Mr. Harry N. Phillips, Treasurer, is the cashier of the Peninsula Bank, this city, is an able financier, a

# CASTORIA

The Kind You Have Always Bought, and which has been in use for over 30 years, has borne the signature of *Chas. H. Fletcher* and has been made under his personal supervision since its infancy. Allow no one to deceive you in this. All Counterfeits, Imitations and "Just-as-good" are but Experiments that trifle with and endanger the health of Infants and Children—Experience against Experiment.

## What is CASTORIA

Castoria is a harmless substitute for Castor Oil, Paregoric, Drops and Soothing Syrups. It is Pleasant. It contains neither Opium, Morphine nor other Narcotic substance. Its age is its guarantee. It destroys Worms and allays Feverishness. It cures Diarrhoea and Wind Colic. It relieves Teething Troubles, cures Constipation and Flatulency. It assimilates the Food, regulates the Stomach and Bowels, giving healthy and natural sleep. The Children's Panacea—The Mother's Friend.

## GENUINE CASTORIA ALWAYS

Bears the Signature of

*Chas. H. Fletcher*

## The Kind You Have Always Bought

In Use For Over 30 Years.

THE CENTAUR COMPANY, 37 MURRAY STREET, NEW YORK CITY.

popular gentleman, whose name is synonymous with fair dealing.

Hon. Manly H. Barnes, Boulevard, Va., the Company's Attorney, is ex-State Senator from this district, Commonwealth's Attorney of New Kent county, and a gentleman well-known all over the Peninsula.

The Company is chartered under the laws of the State of Virginia, maximum capital \$50,000. This company is the promoter of the Boulevard Co., in which you are asked to take stock. They explain their plan on the front page of this paper, but if you do not understand it, write to the Sec. & Gen'l Manager, John Dahn, Providence Forge, Va., enclosing stamp for reply. He will make the matter clear, give you excursion dates, meet you at the depot, show you over the country and treat you right. THE GAZETTE takes pleasure in endorsing this company in every particular, their plan of locating a town and disposing of stock. We believe it reasonable and feasible—a plan that will enable many people of small means to get a home in the best country on earth—the Peninsula.

### NOTICE.

The Peninsula Land and Immigration Co. want good live, wide awake men in every county in this Union to act as local agents. A good liberal commission will be paid to the right men. For full particulars, terms, etc., address John Dahn, Boulevard, Va., Manager P. L. & I. Co.

### TAKE NOTICE.

As stop overs are good only on the going trip, on excursion tickets, it was advisable for John Dahn, General Manager of the Peninsula Land & Immigration Co., to have his headquarters at Providence Forge, Va., so that he would be in position to show the country and the center of our colony. Special rates have been made with the hotel keeper at Providence Forge, at the rate of \$1 per day. After a person has fully seen the section around our colony, he will be accompanied by one of the land company's agents, and will be shown other sections that they have for sale. Until further notice address all communications to John Dahn, Gen'l Manager P. L. & I. Co., Providence Forge, Va.

## FARMS FOR SALE

(BYP. L. & I. CO., Providence Forge, Va.)

No. 23. 450 acres. Price \$3,000. 470 acres, 150 cleared, the balance in timber. Good dwelling and large fair out houses. Good orchard of apples, pears, peaches and apricots. Two wells in the yard and one in the barnyard. Mineral water on the place. Terms, one-third cash, balance on reasonable time.

No. 34. 340 acres. Price \$1,500. 340 acres, more or less. About 150 acres cleared, balance of 190 acres in timber of pine, oak and poplar. About 1 1/2 miles from Roxbury on C. & O. Ry. Dwelling house of four rooms and several out houses.

No. 45. 379 acres. Price, \$2,000. In New Kent county. 80 acres cleared, the balance in timber. Farm lies nearly level, one mile from R. R. station, stores, schools, &c. Terms, cash.

No. 56. 256 acres. Price, \$1,200. In New Kent county. 60 acres cleared, a dwelling on this property but in poor repair, balance in timber. 1 1/2 mile from railroad station, schools, stores, churches and postoffice. Terms, one-half cash, balance on reasonable time.

No. 67. 150 acres. Price, \$20 per acre. In Henrico county. About 60 acres cleared, balance in timber. Good house of eight rooms with a number of out houses and barns. Part of the farm is in growing grain and clover. R. R. siding on property. One mile from schools, stores, post office and churches. Terms cash, or will exchange for a small farm in Southern Michigan.

No. 78. 377 acres. Price \$2,000. In New Kent county. 80 acres cleared and nearly level. Part in valuable timber. Within one mile of R. R. station. No buildings on this property. Terms cash.

No. 79. 454 acres. Price \$2,000. 150 acres cleared, the balance in timber of pine, oak, hickory, &c. A house of four rooms in good repair, and other out-buildings. Terms made known on application.

No. 80. 207 acres. Price \$1,200. 150 acres cleared, balance in timber of pine oak, hickory, gum, ash, poplar, &c. No houses on tract but a good place for the money. Terms made known on application.

No. 81. 922 acres. Price \$45 per acre. 750 acres cleared, lying along the James river, all the land in a high state of improvement. Large dwelling, barns, and all kinds of out-houses, all in good repair. Land very rich, soil a good loam. Good for corn, wheat, timothy, clover, blue grass and oats, one of the greatest stock farms in the country. Beautiful springs and wells on the place. Anyone who wishes a fine stock farm here it is. Terms one-fourth cash balance on any terms the purchaser might choose, interest 6 per cent.

No. 82. 626 acres. Price \$25 per acre. 400 acres cleared. Land all in a high state of cultivation. Land suitable for grain or trucking, soil a dark sandy loam. Near the James river. Dwelling, barns and out-houses. Good wells of water on the place. Terms one-third cash, balance on easy terms with interest at 6 per cent.

No. 83. 732 acres. Price \$25 per acre. Nearly all cleared and fenced off in nine fields. Land a black loam and very rich. Good for all kinds of grasses. Farm buildings of all kinds. Stable for forty horses. This farm joins the other preceding farms. All over-looking the James river. All convenient to post-office, stores, steamboat wharf, and lies in a beautiful location. Terms easy.

No. 3. 41 A. 3 A. oyster ground. Price made known on application. One and one-half miles from Magruder, York county, five miles from Williamsburg, three-fourths mile from a

school. Fenced with chestnut rails and wire with cedar posts. About fifteen acres under cultivation, 12 in pasture, 14 woodland, mostly second growth pine. Young orchard of 34 trees four years old—dwarf and standard apples, pears, plums, cherries and peaches all in full bearing. Land rolling, but not a stone on the place. Soil is a sandy loam with a clay subsoil. Farm lies along Queen's Creek, an arm of the York and schoolers can come along shell landing. Good fishing and hunting on the place such as duck, snipe, squirrels, and partridges. This is one of the prettiest spots in the Tidewater region, and has to be seen to be appreciated. The buildings are all nearly new and consist of house, barn and other outbuildings. The gentleman who owns this farm sold over \$20 worth of oysters here in one year off the five acres of ground.

No. 1. 158 Acres. \$7,000

Do you want a bargain? If so, here it is. A 17-room house, as good as new, in the city of Williamsburg, with a beautiful shady yard of about one acre in front of house. House within 600 yards of college. A large barn and outbuilding, good well of water, with 9 acres of ground back of the house that are within the city limits, and 158 acres outside of the city limits adjoining the 9 acres. This is one of the finest dairy farms in the State as several fine streams of water run through the 158 acres, land mostly cleared and all fenced. Plenty of timber for home use. Most of the land rich and very fertile. All for \$7,000. Terms easy.

No. 2. 600 Acres. \$5,000.

600 acres of land within one mile of Williamsburg, about one half cleared, balance in saw timber and cord wood timber enough to pay for property. Most of the land lies well. The battle of Williamsburg was fought on this tract and Fort Magruder is located near the public road on this tract. Fine springs and clear streams of water running through this tract. Could be cut up in 4 fine farms. The entire tract for \$5,000. \$3,000 cash, the balance on easy terms. Fine marl banks. Saw mill within one mile of property now and would move on the property and cut the timber if a chance was given.

No. 5. 600 acres. \$10,000

A fine and desirable home; 600 acres, 250 cleared, balance in saw and cordwood timber, with about one mile of frontage along the James river. Most of the land in a high state of cultivation, one dwelling of six rooms, within 1 1/2 mile of Grove station. Two large barns, sheds and outbuilding, 2 good wells of water, one in the house yard and one in the barnyard, a fine young orchard of about 4 acres of all kinds of fruit just in its prime. A beautiful shady yard nicely fenced. All the cleared land fenced. One house on the bank of the James of 4 rooms, overlooking the James river. This tract could be cut up into 2 fine farms. Land nearly all lies well. Plenty of marl and fine springs of water, also streams that never fail running through this tract the year round, all for \$10,000. Terms easy. This is a desirable stock or truck farm. Only 4 miles from Williamsburg, 1 1/2 mile from a railroad station, near schools, stores, post office and churches.

### HERE ARE TWO SNAPS.

SNAP NO. 1.

No. 6. 165 Acres. \$1,200. 165 acres of land, about 10 acres cleared, about 50 acres of salt water pasture, 12 or more acres in fine bottom land, about one hundred acres in timber, some as fine saw timber on this tract as grows in Eastern Virginia. 1,000 cords of wood of a 1 class can now be cut off this tract and is worth 50c per cord on stump. A house of 6 rooms, built 4 years ago and in good repair, cost \$650 when built, could not be built for that now. Also some outbuildings. Land mostly fenced with wire fence. Beautiful streams of water running through this tract. Land somewhat hilly. Property within one mile of the city of Williamsburg, house stands among fine shade trees, makes it a desirable place to live. All for \$1,200. Terms cash.

SNAP NO. 2.

No. 7. 105 Acres. \$1,200. 105 acres about 35 to 40 acres cleared balance in timber. Some fine saw timber, on this tract, 500 cords of wood, one fine bottom land, beautiful spring, and clear water running through this tract. Land somewhat hilly, but all good land when cleared. A house of 6 rooms built four years ago, a good well of water close to the house, fine black walnut shade trees near house and in yard, also some outbuildings, house could not be built now for \$700. Land all fenced and within 3 1/2 miles of Williamsburg. All for \$1,200. Terms cash. Both of these places would make fine poultry or dairy farms.

No. 18. 700 acres. Price, \$15 per acre.

700 acres in Charles City county. Price \$15 per acre. One mile from Providence Forge. Bounded on the north by the Chickohominy river, which furnishes a good fishery on the property. One-half of the land is river bottom land, a deep, black loam and very rich. One-half upland. O. this tract about one-half is cleared and fenced. It has a beautiful, large, new mansion just built, new barns and out houses which cost \$4,000. The new house stands in a beautiful, shady yard on a high elevation which overlooks the entire country. The balance of the land is in timber and most easily cleared. There is two sulphur springs on this property, also other springs and running water. Here is a great stock farm for some one or land enough for a number of families. The land must be seen to be appreciated. Terms made known on application.

No. 19. 280 acres. Price \$3,500.

280 acres, about 100 acres cleared, the balance in saw and cord wood timber. The improvements are a large house in good repair overlooking the railroad and Chickohominy river, a large, fine orchard of bearing fruit trees of nearly all kinds of fruit. Part of the open land is in a high state of cultivation and is a chocolate loam. Springs and well on the property, schools right at the door, also churches but a short distance. Price \$3,500. Terms made known on application.